

**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
8750 MCKINNEY ROAD
FRISCO, TEXAS 75034
TUESDAY, NOVEMBER 28, 2000 - 6:30 P.M.**

MINUTES

1. Call to Order/Roll Call

Chairman Buddy Minett called the meeting to order at 6:32 p.m.

Those present: Chairman Buddy Minett, Commissioners Steve Hulsey , Jerry Sanders, Scott Seifert, Jon Ferguson and John Hamilton.

Commissioner Richard Caplan joined the table at 6:43 p.m.

Staff present: John Lettelleir, Director of Planning, Scott Norris, Senior Planner, Doug Mousel, Planner, Jeff Witt, Planner, Mitch Humble, Planner Frank Jaromin, City Engineer, and Sanet Garrett, Planning Secretary.

City Attorney Julie Fort joined the table at 6:38 p.m.

CONSENT AGENDA

Consent agenda item 2d was pulled for separate discussion.

Commissioner Ferguson moved to approve Consent Agenda items 2a - 2c and 2e - 2g subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 5-0.

2a. Site Plan & Final Plat: Frisco Market Place, Block A, Lot 4 (Eckerd Drug) **DM Applicant(s): JDN Real Estate - Frisco L.P. and Sam Noel**

A retail building on one lot on 1.5± acres on the southeast corner of Preston Road and Rolater Drive. Zoned Commercial-1. Neighborhood #24.

REMARKS:

The site plan shows a retail building consisting of 11,569 square feet. The site plan conforms to the approved preliminary site plan for Frisco Market Place. Although the preliminary site plan was approved prior to approval of the Preston Road Overlay District, landscaping and building materials conform to the overlay standards. Access is provided from off-site fire lane and access easements extending to Preston Road and Rolater Drive. Parking and landscaping are adequate.

The final plat dedicates easements necessary for development of the retail building. Off-site utilities, fire lanes, access, and the associated easements are necessary for development of the site. The utilities must

be constructed and easements dedicated on the adjacent property prior to or concurrently with the development of this property.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

Staff approval of landscape plans.

Final Plat

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Engineering Department release for construction on the adjacent property, Frisco Market Place, Block A, Lot 1.

2b. Amended Plat: Heritage Lakes - Phase 1, Block Q, Tract 1-R and Heritage Lakes - Phase 2

DM

Applicant(s): Heritage Lakes Joint Venture and Blackard Development, Inc.

127 Single-Family lots and one open space lot on 37.8± acres on the west side of Crescent Way, 300± feet south of Lebanon Road. Zoned Planned Development-80. Neighborhood #36.

REMARKS:

The purpose of the amended plat is to assign a block and tract number to the open space along the west boundary of the subdivision. No modifications are being made to the design of streets, lots, or open space.

RECOMMENDATION:

Recommended for approval as submitted.

2c. Site Plan, Final Plat & Conveyance Plat: SWC Tollway at Stonebrook Addition, Block A, Lots 1 and 2

DM

Applicant(s): BancGroup Investments

A convenience store with gas pumps and a dry cleaners on two lots on 6.6± acres on the southwest corner of the Dallas North Tollway and Stonebrook Parkway. Zoned Planned Development-128-C-1/MF-2. Neighborhood #22.

REMARKS:

The site plan shows 4,162 square-foot building containing a convenience store and a dry cleaner on Lot 1. The convenience store will provide gas pumps, while a drive-thru will serve the dry cleaners. The site plan conforms to the approval conditions of the preliminary site plan. These conditions include:

- berms along Stonebrook Parkway and the Dallas North Tollway;
- increased landscaping between the drive-thru and the west property line;
- brick-encased canopy columns; and
- a building design, which includes a pitched roof and exterior construction of brick and stone.

Access is provided from Stonebrook Parkway and the Dallas North Tollway. Parking and landscaping are adequate.

The final plat for Lot 1 dedicates easements necessary to develop the property.

The conveyance plat for Lot 2 dedicates a fire lane and access easement to provide access to the median opening within Stonebrook Parkway.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

1. Staff approval of the landscape plan.
2. Staff approval of facade plans.

Final Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

Conveyance Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

2d. Final Plat: Parkside Estates No. 2

JW Applicant(s): Shaddock Developers, Ltd.

62 Single Family-4 lots on 17.7± acres on the south side of Rolater Road, 1,800± feet east of Hillcrest Road. Zoned Single Family-4. Neighborhood #25.

Following review and discussion, Commissioner Sanders moved to approve Consent Agenda item 2d subject to staff comments. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous 5-0.

REMARKS:

The final plat shows 62 lots developed to Single-Family-4 standards. The Subdivision Ordinance requires two points of access for emergency access and for traffic circulation purposes. The plat shows three points of access -- two from existing subdivisions, The Villages of Preston Vineyards - Phase 4 and Parkside Estates No. 1, and one from proposed Rolater Drive. A six-foot masonry wall with landscaping will screen lots backing to Rolater Drive.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Final acceptance of Rolater Drive prior to final acceptance of Parkside Estates No. 2.

2e. Final Plat: The Lakes of Preston Vineyards Villages, Phase 4

JW Applicant(s): Douglas Properties, Inc.

71 Two Family lots (142 units) on 22.0± acres on the south side of future Rolater Drive, 500± feet east of Hillcrest Road. Zoned Planned Development-38-Multi-Family-2. Neighborhood #25.

REMARKS:

The final plat shows 71 lots (142 units) developed to Two Family standards. Two Family is a permitted use by right in the Multi-Family district. This development is adjacent to an existing two family subdivision and is the last phase of the Lakes of Preston Vineyards Villages. The Subdivision Ordinance requires two points of access for emergency access and for traffic circulation purposes. The plat shows three points of access -- one from an existing subdivision, The Villages of Preston Vineyards - Phase 3; one from a proposed subdivision, Parkside Estates No. 2; and one from proposed Rolater Drive. The construction of this phase should be done in such a manner as to provide for a least two points of access at all times. A six-foot masonry wall with landscaping will screen lots backing to Rolater Drive.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Final acceptance of Rolater Drive prior to final acceptance of The Lakes of Preston Vineyards Villages, Phase 4.

2f. Revised Preliminary Site Plan: Lowe's Frisco Addition Block A, Lots 9, 10, & SN 11

Applicant(s): W. John Hammerback and The Lissiak Company, Inc.

A retail center on three lots on 5.4± acres on the southwest corner of Preston Road and Warren Parkway. Zoned Commercial-1. Neighborhood #29.

REMARKS:

The revised preliminary site plan shows two retail buildings on Lot 9, a bank with a drive-thru on Lot 10, and a parking lot on lot 11. The previously approved preliminary site plan showed a restaurant that did not conform to the Preston Road Overlay District. The revised preliminary site plan shows slip roads, building setbacks, and landscaping areas conforming to the Preston Road Overlay District. The drive-thru lanes will be screened by trees and shrubs planted on a 10-foot wide landscape island. Buildings will be required to be designed to the Overlay District standards. Access is provided from Warren Parkway and Preston Road. Parking and landscaping are adequate.

RECOMMENDATIONS:

Recommend for approval as submitted.

2g. Final/Conveyance Plat & Site Plan: Lowe's Frisco Addition Block A, Lots 9, 10, & SN & 11

Applicant(s): W. John Hammerback & Makens Company.

A bank on three lots on 5.4± acres on the southwest corner of Preston Road and Warren Parkway. Zoned Commercial-1. Neighborhood #29.

REMARKS:

The site plan shows a 7,900 square foot, one-story bank with a drive-thru. The site plan conforms to the preliminary site plan. The site plan shows building setbacks and landscaping areas that conform to the Preston Road Overlay District. The drive-thru lanes will be screened by trees and shrubs planted on a 10-foot wide landscape island. The building will be designed to the Overlay District standards. Access is provided from Warren Parkway and an off-site fire lane and access easement. Cross access easements are provided to adjacent properties. Parking, landscaping and stacking spaces are adequate.

The final plat and conveyance plat subdivide the property into three lots and dedicate the necessary easements for development of the bank on Lot 10.

RECOMMENDATIONS:

Recommend for approval subject to:

Final/Conveyance Plat

1. Additions and/or alteration to the engineering plans as required by the Engineering Department.

Site Plan:

1. Staff approval of landscape and screening plans.
2. City Council approval of the revised preliminary site plan for Lowe's Frisco, Block A, Lots 9, 10, and 11.

END OF CONSENT AGENDA

PUBLIC HEARINGS

3. Public Hearing: Specific Use Permit SUP2000-39

SN Applicant(s): TXU Electric and Frisco ISD

A request for a Specific Use Permit (SUP) for an electrical substation on 3.5± acres at the north end of White Oaks Lane, 120± feet north of Peachtree Lane. Zoned Agricultural. Neighborhood #25.

Commissioner Hulsey stepped down from the table due to a conflict of interest.

Scott Norris, Senior Planner requested this item remain on the table for further staff review.

Following review and discussion, Commissioner Ferguson moved to table this item to the December 12, 2000 Planning and Zoning meeting. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 4-0.

REMARKS:

This item was tabled at the November 14, 2000, Planning and Zoning Commission meeting to allow time for the applicant to meet with City staff and representatives of the Frisco Independent School District. Additional time is needed to research options regarding other locations for the TXU Electric substation. Staff requests that this item remain on the table until the December 27, 2000, Planning and Zoning Commission meeting.

RECOMMENDATION:

Recommended that this item remain on the table until the December 27, 2000, Planning and Zoning Commission meeting.

4. Public Hearing: Zoning Case SUP2000-40

SN Applicant(s): General Growth Properties, Inc and Buca Di Beppo, Inc

Request for a Special Use Permit (SUP) for a Private Club to serve alcoholic beverages in conjunction with the operation of a restaurant on one lot on 1.4± acres on the north side of S.H. 121 1150± feet west of Preston Road. Neighborhood #35.

Commissioner Hulsey rejoins the table.

City Attorney Julie Fort arrives and joins the table at 6:38 p.m.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Commissioner Hulsey moved to open the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 5-0.

There being no one present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 5-0.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 5-0.

REMARKS:

This is a request for a Specific Use Permit for a Private Club to operate in conjunction with a restaurant. Buca Di Beppo is requesting the ability to serve alcoholic beverages at their proposed 7,900 square foot restaurant. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Stonebriar Mall	Planned Development-25-Business Center	Retail
East	Undeveloped (Proposed Retail)	Planned Development-25-Business Center	Retail
South	Undeveloped	Outside of City Limits	Outside of City Limits
West	Stonebriar Mall	Planned Development-25-Business Center	Retail

The Zoning Ordinance requires that a Private Club not be located within three hundred (300) feet of the property line of any church, public or parochial school, hospital, extended care facility, or public park. No churches, public or parochial schools, hospitals, extended care facilities, or public parks are located within three hundred (300) feet of the front door of the proposed private club and restaurant.

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

The surrounding properties are being developed for retail and restaurant uses. Restaurants are normally found in retail developments. The proposed use is harmonious and compatible with existing and proposed uses.

2. Are the activities requested by the applicant normally associated with the requested use?

Alcoholic beverages are typically served at full service restaurants.

3. Is the nature of the use reasonable?

Most restaurants serve alcoholic beverages as a convenience to their customers. The nature of the use is reasonable.

4. Has any impact on the surrounding area been mitigated?

Adequate parking and landscaping is provided. Although the property is not located within the Preston Road Overlay District, natural stone will constitute 25% of the elevation of the building.

The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval as submitted.

5. Public Hearing: Zoning Case Z2000-61

JW Applicant(s): City of Frisco

A request to amend the Zoning Ordinance (Section 4 – Definitions and Section 3 – Use of Land and Buildings) as it relates to the creation of a definition for “In-Home Daycare” and the removal of the use and definition for “Intergenerational Care”.

Commissioner Caplan arrives and joins the table at 6:43 p.m.

Jeff Witt, Planner reviewed staff comments with the Commission. Commissioner Ferguson moved to open the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 6-0.

Present to speak for the request were Shari Schauer and Kathy Seei. There being no one else present to speak for or against the request, Commissioner Caplan moved to close the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous 6-0.

Following review and discussion, Commissioner Caplan moved to approve the in-home daycare request and instructed staff to make adjustments to the in residence intergenerational care for approval by City Council. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

The Planning and Zoning Commission called a public hearing at staff's request to update the number of children allowed at a in-home daycare to reflect current State of Texas requirements. The current State requirements allow a caretaker to watch a maximum of 12 children with a registration from the State. Of those 12 children, no more than 6 can be under the age of fourteen and no more than 6 can be of school age (5-13 years). The State has strict standards on the number of children a caretaker may watch based on the ages of the children being watched (see attached State Standards).

Currently, there is not a definition or use for “In-Home Daycare” in the Zoning Ordinance and it has some confusion on how to treat such uses (see letter from Frisco Independent Childcare Association). With the

addition of a definition of "In-Home Daycare" that reflects the State of Texas requirements this confusion would be eliminated.

The definition and use for "Intergenerational Care" does not reflect current State requirements and should be removed to eliminate confusion in the application of the Zoning Ordinance. In addition, the "Intergenerational Care" use requires a Special Use Permit in all residential districts, except in Multi-Family where it is prohibited.

RECOMMENDATION:

Recommend for approval as follows:

Add definition for "In-Home Daycare" to Section 4 of the Zoning Ordinance

In-Home Daycare – Allowed as a home occupation (see definition of "Home Occupation") in the caretaker's residence under the following conditions:

1. Provides care for less than 24 hours a day to no more than six children under the age of fourteen, plus no more than six additional elementary school-age children (age five to thirteen).
2. The total number of children (counting the caretaker's own children) is no more than twelve at any time.
3. Registration with the Texas Department of Protective and Regulatory services is required.

Remove definition for "Intergenerational Care in Residence" from Section 4 of the Zoning Ordinance

INTERGENERATIONAL CARE IN RESIDENCE - Any residence or facility which receives four or more persons for regular periods of time and for compensation, excluding any of the caretaker's own family members.

Child care in a residence is defined to be where four or more children are received under the age of fourteen (14) years, and not of common parentage, for care apart from their natural parents, legal guardians or custodians, for regular periods of time and for compensation, excluding the caretaker's own children, and that provides care after school for not more than four (4) additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own children, does not exceed twelve (12) at any given time.

The term "intergenerational care" shall not include overnight lodging, medical treatment, counseling or rehabilitative services.

Remove the use of "Intergenerational Care" from Section 3 of the Zoning Ordinance

A	RE	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	PH	TH	2F	MF-1	MF-2	MH	
S	S	S	S	S	S	S	S	S	S	S	S		S	INTERGENERATIONAL CARE

6. Public Hearing: Zoning Case Z2000-62

JW Applicant(s): City of Frisco

A request to amend the Zoning Ordinance as it relates to the appeal process for zoning cases.

Jeff Witt, Planner requested this item remain on the table for further staff review.

Following review and discussion, Commissioner Caplan moved to table this item to the December 27, 2000 Planning and Zoning meeting. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

The purpose of this proposed amendment is to establish definitive time frames and criteria for the appeal of zoning cases to City Council. Staff is researching the possibility of expanding the scope of this public hearing to include additional portions of Section 11 of the Zoning Ordinance regarding the zoning processes. Staff requests that this item be tabled until the December 26, 2000 Planning and Zoning meeting to allow staff adequate time to re-advertise this public hearing and to forward the proposal to the Developer's Council and Homeowner's Associations.

RECOMMENDATION:

Recommend that this item be tabled until the December 26, 2000 Planning and Zoning meeting.

7. Public Hearing: Zoning Case Z2000-63

DM Applicant(s): TXU and Voice Stream Wireless

A request to rezone 31.0± acres on the northwest corner of Preston Road and Panther Creek Parkway **from** Agricultural to Industrial. Neighborhood #3.

Doug Mousel, Planner requested this item remain on the table for further staff review.

Following review and discussion, Commissioner Caplan moved to table this item to the December 27, 2000 Planning and Zoning meeting. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

The applicant has requested additional time to prepare zoning exhibits for this request. Staff recommends that this item be tabled to the December 12, 2000, Planning & Zoning Commission meeting.

RECOMMENDATION:

Staff recommends that this item be tabled to the December 12, 2000, Planning & Zoning Commission meeting.

8a. Public Hearing: Zoning Case Z2000-64

MH Applicant(s): Joe Graham, FWL 95, LTD.

A request to rezone 1.5± acres on the west side of future Teel Parkway, 800± feet north of future Stonebrook Parkway **from** Information & Technology **to** Single-Family-4. Neighborhood #42.

Mitch Humble, Planner reviewed staff comments with the Commission. Commissioner Hulsey moved to open the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 6-0.

Jeff Miles was present to answer any questions from the Commission. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 6-0.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

This is a request to rezone 1.5± acres from Information & Technology to Single-Family-4. Zoning and land use of the surrounding property is as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Retail and Single-Family-4	Single-Family Residential
East	Undeveloped	Information & Technology	Technology
South	Undeveloped	Single-Family-4	Single-Family Residential
West	Undeveloped	Single-Family-4	Single-Family Residential

Conformance to the Comprehensive Plan

Future Land Use Plan -- The Future Land Use Plan designates residential uses for the west side of Teel Parkway. This request complies with the Future Land Use Plan. Last year, this property was rezoned from Agricultural to Information & Technology and Retail (Zoning Case Z99-51). The zoning exhibit for Z99-51 showed this property on the east side of Teel Parkway. The property was zoned in accordance with the Future Land Use Plan. Since approval of Z99-51, a conveyance plat has been approved reserving right-of-way for Teel Parkway and Stonebrook Parkway and establishing the alignment of these thoroughfares. Due to a modified alignment of Teel Parkway, this property is located west of Teel Parkway.

Thoroughfare Plan -- The Thoroughfare Plan shows Teel Parkway, a six-lane divided thoroughfare, bordering the request. The zoning exhibit shows future rights-of-way for Teel Parkway and Stonebrook Parkway.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan do not identify floodplains and wetlands, slopes, soils, or sensitive habitats, which are unsuitable for development in the area of this property.

Access -- The property is part of a 24.9± acre tract of land. Access to the entire tract will be provided from frontage along future Teel Parkway and future Stonebrook Parkway. The west side lanes of Teel Parkway to the north are to be constructed with the construction of Heritage Village. The west side lanes of Teel Parkway to the South are to be constructed with the construction of Lone Star Ranch.

Water and Sanitary Sewer Services -- Water and sanitary sewer services must be extended to the property. Utilities are being constructed 1,700± feet to the north with the development of Heritage Village and 2,200± feet to the south with the development of two residential subdivisions within the Lone Star Ranch development, Saddle Brook Village - Phase 1 and Quail Meadow Village - Phase 1.

Schools - The Frisco Independent School District has acquired several properties for development of schools within the area. An elementary school is planned west of Twin Falls Drive south of the Waterford

Falls subdivision. A middle school is planned south of the Westfalls Village subdivision within the Lone Star Ranch development. The property at the southeast corner of future Stonebrook Parkway and future Teel Parkway is envisioned as a high school site.

Parks - The Parks Department is in the process of acquiring property adjacent to the above referenced elementary school site west of Twin Falls Drive south of the Waterford Falls subdivision. Additional property will be needed in the area for the development of a neighborhood park, but not on this property.

The request complies with the Comprehensive Plan. Staff recommends approval of the request as submitted.

RECOMMENDATION:

Recommended for approval as Single-Family-4 subject to the filing of the approved conveyance plat for Stonebrook Parkway and Teel Parkway.

8b. Preliminary Plat: Southbrook Crossing, Phase 2

MH Applicant(s): Joe Graham, FWL 95, LTD.

93 Single-Family-4 lots on 31.6± acres on the northwest corner of future Stonebrook Parkway and future Teel Parkway. Zoned Information & Technology and Single Family 4. Requested zoning is Single Family 4. Neighborhood #42.

Mitch Humble, Planner reviewed staff comments with the Commission.

Following review and discussion, Commissioner Caplan moved to approve the request subject to City Council's approval of item 8a and Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

The preliminary plat shows 93 lots developed to Single-Family-4 standards. Lots backing to Teel Parkway will be screened by a six-foot masonry wall with three-inch caliper trees planted an average of 30 feet on center in 20 feet of additional right-of-way dedicated for screening and landscaping purposes.

A small portion (1.5± acres) of this property is being rezoned from Information & Technology to Single Family 4. Single-family residential uses are prohibited in Information & Technology districts. Approval of this preliminary plat is contingent upon City Council approval of Zoning Case Z2000-64.

Access

Future Teel Parkway will run along the east border of the property. The west-side lanes of Teel Parkway to the north are to be constructed with the construction of Heritage Village. The west-side lanes of Teel Parkway to the south are to be constructed with the construction of Lone Star Ranch. In conjunction with the Lone Star Ranch development, Lebanon Road is being constructed from its terminus west of the Burlington Northern-San Francisco Railroad to F.M. 423. Teel Parkway will intersect Lebanon Road. The construction of these major thoroughfares will provide the required two points of access necessary for this development.

Alley Waiver

Alleys are not provided to serve the lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. The absence of alleys does not interrupt solid waste collection patterns or create any circulation problems. Should lots be designed without lot-to-lot drainage, staff will

support a waiver to the requirement for alleys. This determination will be made by the City Engineer following review of the engineering plans submitted with the final plat.

RECOMMENDATION:

Staff recommends approval subject to:

1. Final acceptance of Lebanon Road improvements from west of the Burlington Northern-San Francisco Railroad to F.M. 423, and final acceptance of Teel Parkway improvements in conjunction with Heritage Village and Lone Star Ranch to provide two points of access prior to final acceptance of Southbrook Crossing, Phase 2.
2. City Engineer support of a waiver to the requirement for alleys.

9. Public Hearing: Zoning Case Z2000-65

DM Applicant(s): Hall Phoenix/Inwood and Hall Financial Group, Ltd.

A request to amend Planned Development-59 on 175.0± acres on the southwest corner of Dallas North Tollway and Warren Parkway. Neighborhood #45.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous 6-0.

Kirk Williams was present to answer any questions from the Commission. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 6-0.

Following review and discussion, Commissioner Caplan moved to approve the request subject to the applicant entering into an agreement with the City regarding the maintenance and liability of the signs in the right-of-way being bonded by the applicant. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

This is a request to amend Planned Development-59 on 175.0± acres on the southwest corner of Dallas North Tollway and Warren Parkway. The proposed planned development standards are:

Directional Signs

1. Definition – The following definitions and requirements shall replace the definition and requirements for directional signs afforded by Comprehensive Zoning Ordinance No. 00-11-01, Article IV, Section 8.13(C)(1).
 - a. *Primary Directional:* A directional sign providing property wide directional information and office park identity.
 - b. *Secondary Directional:* A directional sign providing “regional” directional information and office park identity.
 - c. *Tertiary Directional:* A directional sign providing “local” directional information and office park identity.

2. Size
 - a. *Primary Directional*: Not to exceed eight (8) feet nine (9) inches in height and fifty-eight (58) square feet per sign face.
 - b. *Secondary Directional*: Not to exceed six (6) feet six (6) inches in height and thirty-four (34) square feet per sign face.
 - c. *Tertiary Directional*: Not to exceed four (4) feet three (3) inches in height and sixteen (16) square feet per sign face.
3. Location – Minimum front yard setback is fifteen (15) feet from back of curb.
4. Other conditions –
 - a. Sign quantities are as follows:
 1. *Primary Directional*: Shall be located adjacent to public thoroughfares to provide property wide directional information. Primary directional signs shall be located at the intersections of Gaylord Parkway and Network Boulevard, Gaylord Parkway and Communications Path, and Network Boulevard and Internet Boulevard only. A maximum of three (3) primary directional signs are permitted per designated intersection.
 2. *Secondary Directional*: Shall be located adjacent to public thoroughfares to provide “regional” directional information. A maximum of two secondary directional signs (one sign for each side of the street) may be located along the portion of street located between streets intersecting with the street on which the sign is located.
 3. *Tertiary Directional*: Shall be located on individual lots to provide “local” directional information. A maximum of three (3) tertiary directional signs are permitted per lot.
 - b. Where sign illumination is provided, said illumination shall be fully shielded, in-grade floodlights, which emit pin-pointed light only.

Monument Signs

1. Definition – The following definitions and requirements shall replace the definition and requirements for monument signs afforded by Comprehensive Zoning Ordinance No. 00-11-01, Article IV, Section 8.13(D)(1). Berms, plant boxes, or other methods to increase the height of the sign shall be included in the height of the sign.
 - a. *Office Park Identity*: A monument sign displaying the office park identity and its identity symbol only.
 - b. *Building Identity*: A monument sign displaying the building identity, tenant identities and office park identity symbol.
 - c. *Sculpture Garden Identity*: A monument sign displaying the sculpture garden identity and including a sculpture location map designed and placed for pedestrian traffic visibility.
2. Size –
 - a. *Office Park Identity*: Not to exceed seven (7) feet in height and one hundred ninety-five (195) square feet per sign face.
 - b. *Building Identity*: Not to exceed five (5) feet in height and forty (40) square feet per sign face.
 - c. *Sculpture Garden Identity*: Not to exceed six (6) feet in height and fifty-three (53) square feet per sign face.
3. Location – Minimum front yard setback is fifteen (15) feet from back of curb.

4. Other conditions –
 - a. *Office Park Identity*: Two (2) office park identity monuments shall be permitted within the planned development.
 - b. *Building Identity*: Two (2) building identity monuments are permitted per lot.
 - c. *Sculpture Garden Identity*: A maximum of one sculpture garden identity sign is permitted per sculpture garden.
 - d. Where sign illumination is provided, said illumination shall be fully shielded, in-grade floodlights, which emit pin-pointed light only.

Miscellaneous Signs

1. Definitions -
 - a. *Street Identity*: A monument sign displaying the street identity and office park identity symbol.
 - b. *Sculptures*: Any sculptures to be constructed in the right-of-way will require City Council review and approval. In addition, a maintenance and indemnification agreement must be executed between the developer and the City of Frisco.
2. Size –
 - a. *Street Identity*: Not to exceed eleven (11) feet in height and seventy-two (72) square feet per sign face. Message panel shall not exceed nine (9) square feet per sign face with the balance of square footage being base and decorative elements.
 - b. *Sculptures*: Subject to City Council review and approval.
4. Location -
 - a. *Street Identity*: Shall be located at intersections of public streets or ways in locations approved by the City.
5. Other conditions –
 - a. Where sign illumination is provided, said illumination shall be fully shielded, in-grade floodlights, which emit pin-pointed light only.

General Conditions

Sign locations may be modified from those locations shown on Exhibit D.

Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	<u>Zoning</u>	Comprehensive Plan
North	Undeveloped	Planned Development-29 for office, retail, and commercial uses	Office and Single-Family Residential
East	Undeveloped	Planned Development-25 for office, retail, and commercial uses	Office
South	Single-Family Homes	Planned Development-59 and Outside of City Limits	Single-Family Residential
West	Single-Family Homes	Planned Development-30- Single-Family and Outside	Single-Family Residential

		of City Limits	
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Conformance to the Comprehensive Plan

Future Land Use Plan -- The Future Land Use Plan designates office uses for this property. The current land uses on the property and the existing zoning comply with the Future Land Use Plan.

Thoroughfare Plan -- The Thoroughfare Plan shows Warren Parkway, a six-lane divided thoroughfare, and the Dallas North Tollway bordering the request to the north and east. In addition, the Thoroughfare Plan shows Gaylord Parkway, also a six-lane divided thoroughfare, extending through the property. Right-of-way has been dedicated for these thoroughfares.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan identify soils on the property, which may be unsuitable for development. Unsuitable soils can generally be overcome with sound engineering practices. The analyses do not identify slopes, floodplain and wetlands, or sensitive habitats on the property which are unsuitable for development.

Access -- Access to the property is provided from Warren Parkway, the Dallas North Tollway, and Gaylord Parkway. In addition, Network Boulevard and Internet Boulevard, two collector streets within Hall Office Park, will provide additional access to the property.

Water and Sanitary Sewer Services -- Water and sanitary sewer services have been extended to the property with the development of several office buildings on the property.

Schools -- Elementary schools are generally not appropriate adjacent to major thoroughfares or in a commercial setting, because of the increased traffic in these areas. A high school is located at the southeast corner of Stonebrook Parkway and the Dallas North Tollway. High schools are preferred on a major thoroughfare, because many students drive to school.

Parks -- Neighborhood parks are not generally provided in non-residential locations.

Planned Development Zoning -- The Comprehensive Plan recommends that the City should be extremely judicious in the consideration and approval of planned developments. Planned Developments should generally be used to achieve the following:

- Preserve topography, vegetation and/or open space
This planned development request pertains only to signage on the property. *(The existing planned development standards for Planned Development-59 require a minimum of seven percent of the net area of each lot to be maintained as open space.)*
- Carry out specific goals of the Comprehensive Plan or other special studies
The Comprehensive Plan encourages significant office and corporate developments to be located along the Dallas North Tollway and S.H. 121. The Hall Office Park has become a signature development in the City of Frisco.
- Provide flexible development standards when appropriate, not to reduce development standards
Planned developments may be used to amend requirements that pertain to land uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements the City Council and Planning and Zoning Commission may deem appropriate. Planned Development-59 specifies permitted land uses, development requirements, and development standards including, but not limited to, building height, lot size, setbacks, building materials, and open space. Planned Development-59 does not regulate signage. The applicant is requesting to modify directional and monument sign requirements to better serve visitors to the property.

Directional Signs				
Type	Size	Height	Location	Quantity
Standard	3 square feet	30 inches	On the lot for which	2 per lot

Directional Sign			the sign provides direction	
Proposed Primary Directional	58 square feet (32 square feet of message)	8 feet 9 inches	15 feet from back of curb at designated intersections	At designated intersections only (a total of 3)
Proposed Secondary Directional	34 square feet (18 square feet of message)	6 feet 6 inches	15 feet from back of curb adjacent to internal thoroughfares	1 for each side of a street between streets intersecting with the street on which the sign is located
Proposed Tertiary Directional	16 square feet (9 square feet of message)	4 feet 3 inches	15 feet from back of curb	3 per lot
Monument Signs				
Type	Size	Height	Location	Quantity
Standard Monument Sign	80 square feet	8 feet	15 feet from property line	2 per lot
Proposed Office Park Identity	195 square feet	7 feet	15 feet from back of curb	2 for entire development
Proposed Building Identity	40 square feet (35 square feet of message)	5 feet	15 feet from back of curb	2 per lot
Proposed Sculpture Garden Identity	53 square feet	6 feet	15 feet from back of curb	One per sculpture garden

A number of multi-story and multi-tenant office buildings have been constructed on this property within the last three years. The magnitude of this development (175.0± acres) and the high concentration of buildings are characteristics appropriate for a planned development, which creates a signage concept specific to the property.

The comparison of size, height, and quantity of the directional signs is not representative. The size of a typical lot containing a restaurant or bank is approximately one acre, while the size of the average lot within Hall Office Park is approximately eight acres. The larger lots containing multi-story office buildings with multiple tenants generate the need for an increase in size and number of directional signs. In addition, while the sign code defines directional signs as signs which provide on-site direction to pedestrian and vehicular traffic regarding entrances, exits, one-way driveways, parking areas, or drive-thru facilities on a single lot, the proposed primary and secondary directional signs are intended to provide direction throughout the entire Hall Office Park development. Staff feels that the larger individual lots, the large scale of the development, and the high concentration of buildings provide justification for the proposed directional signs.

The size of the proposed office park identity monument sign is significantly larger than those signs permitted by current ordinance. The area of a sign is determined by multiplying the height times the width. Because the sign has a unique curvilinear shape, the total area of the sign is misleading. The sign occupies significantly less than the specified maximum area. The scale of the development also lends itself to a larger sign. While buildings in a typical retail setting are one story in height; buildings in the Hall Office Park range from two to eight stories in height with the ability to construct buildings of up to 28 stories on specific areas of the property. The applicant is also requesting the ability to construct an additional monument sign on some properties to identify sculpture gardens.

An alternative process to modify the sign requirements would have been to request a variance from the Board of Adjustment. Due to the number of platted lots involved in the request, staff and the applicant felt that a planned development would be more appropriate than requesting multiple variances.

RECOMMENDATION:

Recommended for approval subject to the following planned development standards:

Directional Signs

1. Definition – The following definitions and requirements shall replace the definition and requirements for directional signs afforded by Comprehensive Zoning Ordinance No. 00-11-01, Article IV, Section 8.13(C)(1).
 - a. *Primary Directional*: A directional sign providing property wide directional information and office park identity.
 - b. *Secondary Directional*: A directional sign providing “regional” directional information and office park identity.
 - c. *Tertiary Directional*: A directional sign providing “local” directional information and office park identity.
2. Size
 - a. *Primary Directional*: Not to exceed eight (8) feet nine (9) inches in height and fifty-eight (58) square feet per sign face.
 - c. *Secondary Directional*: Not to exceed six (6) feet six (6) inches in height and thirty-four (34) square feet per sign face.
 - c. *Tertiary Directional*: Not to exceed four (4) feet three (3) inches in height and sixteen (16) square feet per sign face.
3. Location – Minimum front yard setback is fifteen (15) feet from back of curb.
4. Other conditions –
 - a. Sign quantities are as follows:
 1. *Primary Directional*: Shall be located adjacent to public thoroughfares to provide property wide directional information. Primary directional signs shall be located at the intersections of Gaylord Parkway and Network Boulevard, Gaylord Parkway and Communications Path, and Network Boulevard and Internet Boulevard only. A maximum of three (3) primary directional signs are permitted per designated intersection.
 2. *Secondary Directional*: Shall be located adjacent to public thoroughfares to provide “regional” directional information. A maximum of two secondary directional signs (one sign for each side of the street) may be located along the portion of street located between streets intersecting with the street on which the sign is located.
 3. *Tertiary Directional*: Shall be located on individual lots to provide “local” directional information. A maximum of three (3) tertiary directional signs are permitted per lot.
 - b. Where sign illumination is provided, said illumination shall be fully shielded, in-grade floodlights, which emit pin-pointed light only.

Monument Signs

1. Definition – The following definitions and requirements shall replace the definition and requirements for monument signs afforded by Comprehensive Zoning Ordinance No. 00-11-01, Article IV, Section 8.13(D)(1). Berms, plant boxes, or other methods to increase the height of the sign shall be included in the height of the sign.

- a. *Office Park Identity*: A monument sign displaying the office park identity and its identity symbol only.
 - b. *Building Identity*: A monument sign displaying the building identity, tenant identities and office park identity symbol.
 - c. *Sculpture Garden Identity*: A monument sign displaying the sculpture garden identity and including a sculpture location map designed and placed for pedestrian traffic visibility.
2. Size –
 - a. *Office Park Identity*: Not to exceed seven (7) feet in height and one hundred ninety-five (195) square feet per sign face.
 - b. *Building Identity*: Not to exceed five (5) feet in height and forty (40) square feet per sign face.
 - c. *Sculpture Garden Identity*: Not to exceed six (6) feet in height and fifty-three (53) square feet per sign face.
 3. Location – Minimum front yard setback is fifteen (15) feet from back of curb.
 4. Other conditions –
 - a. *Office Park Identity*: Two (2) office park identity monuments shall be permitted within the planned development.
 - b. *Building Identity*: Two (2) building identity monuments are permitted per lot.
 - c. *Sculpture Garden Identity*: A maximum of one sculpture garden identity sign is permitted per sculpture garden.
 - d. Where sign illumination is provided, said illumination shall be fully shielded, in-grade floodlights, which emit pin-pointed light only.

Miscellaneous Signs

1. Definitions -
 - a. *Street Identity*: A monument sign displaying the street identity and office park identity symbol.
 - b. *Sculptures*: Any sculptures to be constructed in the right-of-way will require City Council review and approval. In addition, a maintenance and indemnification agreement must be executed between the developer and the City of Frisco.
2. Size –
 - a. *Street Identity*: Not to exceed eleven (11) feet in height and seventy-two (72) square feet per sign face. Message panel shall not exceed nine (9) square feet per sign face with the balance of square footage being base and decorative elements.
 - b. *Sculptures*: Subject to City Council review and approval.
3. Location -
 - a. *Street Identity*: Shall be located at intersections of public streets or ways in locations approved by the City.

4. Other conditions –

- a. Where sign illumination is provided, said illumination shall be fully shielded, in-grade floodlights, which emit pin-pointed light only.

General Conditions

Sign locations may be modified from those locations shown on Exhibit D.

10. Public Hearing - Replat: Stonebriar Center - Phase 3, Block A, Lot 1 (Hall Office Park - Phase B1, Block A, Lot 1)
DM Applicant(s): Hall Stonebriar Three Associates Ltd. and Hall Financial Group, Ltd.

An office building on one lot on 7.7± acres on the south side of Gaylord Parkway, 350± feet west of the Dallas North Tollway. Zoned Planned Development-59. Neighborhood #34.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Ferguson moved to open the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 6-0.

There being no one present to speak for or against the request, Commissioner Ferguson moved to close the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous 6-0.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

The purpose of the replat is to reconfigure a common property line between this property and the adjacent property, Hall Office Park - Phase B2, Block A, Lot 1. The property line is being shifted to provide the minimum side yard for Hall Office Park - Phase B2. The replat also dedicates fire lane, access, utility, drainage, and floodway easements to serve these two properties and changes the name of the subdivision from Stonebriar Center – Phase 3, Block A, Lot 1 to Hall Office Park – Phase B1, Block A, Lot 1. The lot conforms to Planned Development-59 development standards.

RECOMMENDATION:

Recommended for approval as submitted.

11. Site Plan & Final Plat: Hall Office Park - Phase B2, Block A, Lot 1
DM Applicant(s): Hall Phoenix Inwood, Ltd., 15% and Hall Financial Group, Ltd.
A seven-story office building on one lot on 8.4± acres on the east side of Network Boulevard, 550± feet south of Gaylord Parkway. Zoned Planned Development-59. Neighborhood #34.

Doug Mousel, Planner reviewed staff comments with the Commission.

Larry Levey was present to and answered questions by the Commission. Following review and discussion, Commissioner Ferguson moved to approve the request subject to Staff Comments. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

The site plan shows a seven-story office building consisting of 165,000 square feet and a two-story parking garage. The site plan conforms to the approved preliminary site plan. The site plan shows a proposed reconfiguration of the property line between this property and Stonebriar Center - Phase 3, Block A, Lot 1. The property line is being shifted to provide the minimum side yard for Hall Office Park - Phase B2. Approval of the site plan is contingent upon City Council approval and filing of the replat of Stonebriar Center - Phase 3, Block A, Lot 1. With City Council acceptance of Internet Boulevard and Network Boulevard, two points of access will be provided to the property. An area of flood plain on the southern portion of the site is proposed to be reclaimed to allow the construction of a fire lane, access, and utility easement. The applicant will be submitting a flood plain reclamation study to the Engineering Department. The reclamation is subject to the Engineering Department's review and approval of the study. Parking, landscaping, and required open space are adequate.

The final plat dedicates easements necessary for development of the office buildings. Off-site fire lane and access easements are necessary for development of the site. These easements must be obtained and filed prior to City Council acceptance of public improvements for this development.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

Staff approval of landscape plans.

Final Plat

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Engineering Department approval of a flood plain reclamation study.
3. City Council acceptance of Internet Boulevard and Network Boulevard to provide two points of access to the property.
4. City Council approval and filing of the replat of Stonebriar Center - Phase 3, Block A, Lot 1.
5. Filing of the off-site fire lane and access easements prior to City Council acceptance of public improvements for this development.

12. Public Hearing: Zoning Case Z2000-66
JW Applicant(s): Real Property Exchange, LC

A request to rezone 107.3± acres on the south side of Eldorado Parkway, 600± feet west of Teel Parkway from Single-Family-3 to Planned Development-Single-Family-Zoned Single-Family-3. Neighborhood #44.

Doug Mousel, Planner informed the Commission that the applicant made a request to withdraw this case and submit it at a later date.

Following review and discussion, Commissioner Ferguson moved to approve the request for withdrawal. Commissioner Sanders seconded the Motion. Motion carried. Vote - unanimous 6-0.

REMARKS:

The applicant has requested to withdraw this case and resubmit at a later time.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the zoning request.

END OF PUBLIC HEARINGS

13. a. City Council end points.

Mayor Seei informed the Commission that Council had discussed affordable housing and a 7 point plan for a clean and beautiful city.

b. Setting date for second Planning & Zoning Commission meeting in December.

Following discussion, all Commissioners agreed to meet on Wednesday December 27, 2000 at 6:30 p.m.

14. Adjourn

There being no further business, Commissioner Ferguson moved to adjourn the meeting at 7:32 p.m. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous 6-0.

BUDDY MINETT (Chairman)

JON FERGUSON (Secretary)